

CITY OF FLAGSTAFF STAFF SUMMARY REPORT

To: The Honorable Mayor and Council
From: Kimberly Sharp, AICP Comprehensive Planning Mgr
Date: September 11, 2013
Meeting Date: September 19, 2013



TITLE: Flagstaff Regional Plan – Purpose and Definitions Discussion

RECOMMENDED ACTION: Discussion

ACTION SUMMARY:

At the September 10, 2013 City Council Work session, the Council requested time to discuss these Regional Plan issues at a subsequent Council meeting:

A. How the Regional Plan is used and/or interpreted

- a. Goals and Policies

B. The Protection of private property rights

- a. Where is this mentioned in the document?
- b. Possibly add an early statement
- c. Put this statement on all the maps

C. Policy action words (verbs) definitions

- a. CAC discussion and agreement on terms used in the document.

This Staff Summary will give a synopsis of the above points from previous CAC research and discussions.

1. How the Regional Plan is used and/or interpreted

A. **Discussion:** State statute requires municipalities to develop General Plans, which is a “municipal state of land development policies, which may include maps, charts, graphs and text which set forth objectives, principles and standards for local growth and redevelopment enacted under the provisions of this article or any prior statute”. (ARS 9-461)

B. **How the Regional Plan documents outlines how the document is to be used:**

The *Flagstaff Regional Plan* document itself clearly states how the document is intended to be used. Please note a few examples below:

P. I-0, first sentence: “The *Flagstaff Regional Plan* is a policy guide based on our community’s vision of what we want to be. The Flagstaff community presents here specific goals in support of that vision. These have been developed through a coordinated planning effort and robust public process.”

P. I-1, second sentence: “The *Flagstaff Regional Plan* embodies the community’s dream of what the region could and should be for future generations. It presents a regional context for the preservation and enhancement of the community’s character and natural environment, while providing for appropriate growth and development. It is a statement of optimism and belief in the future, a statement that the region can become a better place through the concerted efforts of both the public and private sectors.”

P. I-4, whole page “What Is a Sustainable Flagstaff”

P. III-1, middle of second paragraph: “The plan will be used as a guide, or roadmap, for the future of the city and the region, and it establishes priorities for public action and direction for complementary private decisions, thus striving to establish predictability in the decision-making process.”

P. III-4, second paragraph – see “Implementation by Decision Makers”.

C. **Definitions of GOAL, POLICY and GUIDELINE:**

GOAL as defined in the *Flagstaff Regional Plan*: **A desired result a community envisions and commits to achieve.**

GOAL as defined in Business Dictionary: **The purpose toward which an endeavor is directed.**

POLICY as defined in the *Flagstaff Regional Plan*: **A deliberate course of action, mostly directed at decision-makers in government, but also may be for institutional and business leaders – to guide decisions and achieve stated goals.**

POLICY as defined in on-line dictionary: **A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives.**

2. The Protection of private property rights

Where is this mentioned in the document?

Private property rights are mentioned / discussed;

- **P. IV-5** – Map 7 “Locating natural resources does not preclude development rights”.
- **P. IV-7** – Map 8 “A parcel which falls into an area with a ‘Concentration of Natural Resources’ DOES NOT PRECLUDE EXISTING DEVELOPMENT RIGHTS. The intent of this map is to inform the community...”
- **Policy OS.1.2.** While observing private property rights, preserve natural resources and priority open lands, under the general guidance of the Open Space and Greenways Plan and the Natural Environment maps.
- **Policy LU.2.2.** Utilize the following as guidance in the development process: Natural Environment maps, Environmental Planning and Conservation policies, Considerations for Development, Cultural Sensitivity and Historical Preservation maps, and Community Character policies, while respecting private property rights.
- **Built Environment Introduction:** Flagstaff is a diverse community that needs options for ways to provide its citizens with a balance of quality development and a healthy ecosystem. This is done by careful planning to ensure community benefits while respecting private property, understanding that supply and demand creates change, and managing our resources for the greater good.
- **P. VIII – II** - Local indigenous cultures strive to maintain traditional places and customs, which may at times be challenging as traditionally tribal places become private property.
- **P. IX-1** – Introduction to ‘Land Use and Growth Areas’: It is important to recognize that this is a diverse community that demands options and recognizes private property rights alongside community benefits.
- **Property rights** - Property owners may develop and maintain their properties subject to existing regulations, limited primarily by adopted zoning, building, and fire codes. This plan works in coordination with private property rights and the City of Flagstaff and Coconino County Zoning and Building Codes. If a private-property owner wants to develop or redevelop property and the desired proposal conforms with the Zoning Code, but not with the *Flagstaff Regional Plan*, the private property owner may develop in conformance with the Zoning Code without seeking an amendment to the *Regional Plan*. If, however, the desired proposal does not conform with either the Zoning Code or the *Regional Plan*, the property owner must apply for both a *Regional Plan* amendment and a Zoning Code and a Zoning Map amendment. See *Amendment Table, Chapter III - How This Plan Works*.

Possibly add an early statement on p. I-4 (or other) of the document: “This is a community vision. It is not intended to remove any existing property entitlements, based upon adopted zoning.”

Put this statement on all the maps: “This map / illustration does not preclude any property owner from using their existing development rights”.

3. Policy action words (verbs) definitions

The Regional Plan Citizen Advisory Committee discussed policy 'verbs' or action words in March 2010, and this list was the outcome of that discussion:

Inform: Give people information and hope they benefit from it (stop smoking) **Educate, Advocate, Identify, Recognize**

Encourage: Subsidize an activity and hope to get more of it ("cash for clunkers," private education, recycling) **Support, Maintain, Promote**

Require: Require or prohibit an activity (licensing, traffic laws, zoning code and regulation) **Mandate, Enforce, Regulate, Will**

Provide: An organization actually provide the activity because it is so important to the community (defense, police, public health and roads). Ideally, should provide only "public goods." **Manage, Develop, Incentivize**

Where does **SHALL** and **WILL** show up in the document?

'Shall' appears in **ONE** goal/policy and five strategies:

Policy E&C.6.8. Disturbed areas for improvements and landscaping for new developments **shall** emphasize the use of native, drought-tolerant or edible species appropriate to the area.

'Will' appears in **FIVE** goal/policies:

Policy WR.3.6. Golf courses **will** use reclaimed water for irrigation purposes.

Policy WR.4.3. Development requiring public utility services **will** be located within the Urban Growth Boundary.

Goal LU.9. Place a high priority on the continual reinvigoration of downtown Flagstaff, whose strategic location, walkable blocks, and historic buildings **will** continue to be a vibrant destination of culture, civics, and the arts.

Policy NH.1.6. New development, especially on the periphery, **will** contribute to completing neighborhoods, including interconnecting with other neighborhoods; providing parks, civic spaces, and a variety of housing types; and protecting sensitive natural and cultural features.

Policy ED.4.5. In an effort to promote the sustainability of resources, the City **will** encourage all new and expanded commercial and industrial development to be energy and water efficient.

'Must' appears in ZERO goal/policies.

'Required' or 'Requires' appears in EIGHT goal/policies:

Policy WR.5.5. Give preference to regional detention facilities that are designed in conjunction with smaller low-impact development features, rather than numerous smaller dispersed basins. **Require** regional detention basins to incorporate natural watershed characteristics as well as offering recreational components.

Policy CC.3.1. **Require** neighborhood design to be respectful of traditional development patterns and enhance the overall community image

Policy LU.3.2. The City **requires** unincorporated properties to be annexed into the city prior to the provision of city services, or that a conditional service agreement is executed agreeing to annex when deemed appropriate by the City (pre-annexation agreement).

Policy LU.3.3. **Require** development proposals to address availability of adequate public services.

Policy LU.4.6. **Require** any Forest Service land trades within the planning area to be consistent with the Regional Plan to the extent feasible.

Policy LU.12.3. **Require** future development in the unincorporated county areas of the region to be consistent with the goals, policies, and conservation guidelines of the Coconino County Comprehensive Plan and any applicable local area plans.

Policy CD.1.5. **Require** that new development pay for a fair and proportional share of public facilities, services, and infrastructure.

Policy PF.2.2. **Require** new developments to pay their fair share toward the cost of additional capital improvements, infrastructure, and public service needs created by the development.

'Should' appears in FIVE goal/policies:

Policy WR.5.3. Identify downstream impacts as the result of development, and provide for mitigation measures to address impacts. When possible, mitigations **should** be non-structural in nature.

Policy LU.5.1. Available water resources **should** be a consideration for all major development and subdivision applications.

Policy LU.5.2. Impacts on the city's water delivery infrastructure **should** be a consideration for all residential and nonresidential development proposals.

Policy LU.16.10. Corridors **should** increase in mix and intensity as they approach activity centers.

Policy LU.16.12. Corridors **should** focus commercial development to the corridor frontage and residential to the back.